

Public Meeting Minutes from June 11, 2018
File DEV-03-18 (OPA-2018-W/02, SW-2018-01, Z-08-18)

Ed Belsey, Manager, Long Range Policy Planning and Susan McGregor, Principal Planner, Long Range, appeared before the Committee and provided a PowerPoint presentation which included a detailed overview of the applications.

Michael Bissett, representing Bousfields Inc., appeared before the Committee and provided a PowerPoint presentation which provided details related to the proposed development. He outlined some of the differences between the original applications submitted in 2007 and the current proposal.

The Chair opened the floor for comments from the public.

Greg Neff, resident, appeared before the Committee and stated that he did not have a concern with the development as it appeared to be planned to suit the community. He raised concerns regarding traffic and inquired regarding the timeline associated with the grade separation in linking Gordon Street over the railway track and Highway 401 to allow another north/south access into Port Whitby. He further inquired whether there were any plans to improve the intersection at Brock and Victoria Streets in order to handle an already large and increasing volume of traffic. Mr. Neff also inquired regarding the plan for the realignment of Victoria Street, east of Brock Street over to Thickson Road, and whether this was a Town or Region project.

Robert Gleaves, resident, representing Durham Condominium 171, appeared before the Committee and referenced correspondence which was distributed to Members of Council prior to the meeting. He raised concerns regarding an increase in noise levels and the proposed density, noting that there would be approximately 37,000 additional residents in the area. He inquired whether another 20 storey residential building would be constructed should the proposed hotel not be constructed as planned. Mr. Gleaves commented on the road structure south of Victoria Fields not being able to support the proposed development, noting that there were already traffic issues related to vehicles accessing the Whitby Go Station, Highway 401 ramps and Victoria Street. He commented on other development underway around the Port Whitby area, noting that the proposed development would exacerbate traffic and safety concerns. He raised further concerns regarding the lack of health care and fire and emergency services for residents in the area, the effect of the proposed development on wildlife, parking, property values, and the aesthetics of the development. He inquired whether the land to the west, owned by Nordeagle, would be developed, and if so, whether it would be more townhouses and high rise buildings. He further inquired whether a development of this magnitude had been demonstrated successfully in a similar environment and whether consideration had been given to evacuation procedures in an emergency situation such

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as a rail car derailment or a nuclear disaster. Mr. Gleaves further inquired whether the condominiums would be rentals.

Graham Carr, resident, appeared before the Committee and stated that he would like to see more integration with the park and public spaces with the implementation of restaurants and retail to allow the existing residents to engage with the new development and utilize the space.

David Beaton, resident, appeared before the Committee and stated that the proposed development would bring approximately 10,000 more residents into a confined area. He inquired whether consideration would be given to providing more services such as a hospital and whether Lakeridge Health Whitby would provide expanded services to handle an overflow of patients. He further inquired regarding the timeline for completion of the road widening along Victoria Street West and whether the arterial roads would be able to handle the volume of traffic from the proposed development as well as from other projects in the Port Whitby area.

There were no further submissions from the public.